

++ORANGE COUNTY DEPARTMENT OF PLANNING

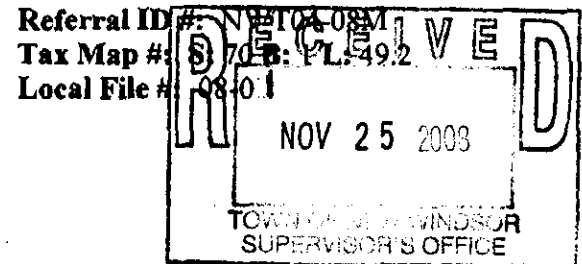
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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Town of New Windsor
Applicant: Knox Village Associates
Project Name: Legacy Woods Senior Site Plan
Proposed Action: Site Plan & Special Use Permit
Reason for County Review: Within 500 Feet of NYS Route 32
Date of Full Statement: June 26, 2008



Comments:

The Department has received the above referenced Site Plan & Special Use Permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The County has an interest in increasing affordable housing opportunities. Therefore we advise that the town require documentation from the applicant as to the affordability of the units. According to section 300.18 Senior Citizen Housing of the New Windsor Town Code a maximum of nine units per acre is allowed with a density bonus of up to fourteen units per acre if %50 of the additional units above the allowed nine are affordable.
2. This Department recommends exploring the option of connecting the internal road network to the existing development to the north of the project. Eliminating the proposed crash gate and allowing regular access would give the residents an alternate route around the Five Corners intersection. Installing speed tables would deter non-residents from using the access as a through street.
3. This Department recommends reducing the number of excess parking spaces or utilizing permeable pavement for the overflow spaces in order to reduce the amount of impervious surface on the site. Large amounts of impervious surfaces leads to increased storm-water runoff and pollution.
4. This department recommends utilizing crosswalks to connect the internal sidewalk network to ensure the safe mobility of pedestrians.

County Recommendation: Local Determination

Date: November 25, 2008
Prepared by: Todd Cohen

David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.

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